| 097.0 | 0006 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 827,900 | / | 827,900 |
| USE VALUE: | 827,900 | / | 827,900 |
| ASSESSED: | 827,900 | / | 827,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 116 | | COLUMBIA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | THOMPSON ELEANOR L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 116 COLUMBIA RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 10,140 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1807 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10140.000 | 321,000 | | 506,900 | 827,900 |
| Total Card | 0.233 | 321,000 | | 506,900 | 827,900 |
| Total Parcel | 0.233 | 321,000 | | 506,900 | 827,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.16 | /Parcel: 458.1

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 63601 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/13/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 097.0-0006-0002.0

!7936!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 321,000 | 0 | 10,140. | 506,900 | 827,900 | 827,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 266,600 | 0 | 10,140. | 506,900 | 773,500 | 773,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 266,400 | 0 | 10,140. | 434,500 | 700,900 | 700,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 266,400 | 0 | 10,140. | 405,600 | 672,000 | 672,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 266,400 | 0 | 10,140. | 347,600 | 614,000 | 614,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 241,700 | 0 | 10,140. | 311,400 | 553,100 | 553,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 241,700 | 0 | 10,140. | 288,200 | 529,900 | 529,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 241,700 | 0 | 10,140. | 274,800 | 516,500 | 516,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:32:03 |

**LAST REV**

| Date | Time |
|---|---|
| 12/01/20 | 10:58:39 |

jorourke

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 63601 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7936

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 11298-161 | | 3/14/1967 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/13/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/4/2009 | Measured | 189 | PATRIOT |
| 11/10/2000 | Hearing Chag | 163 | PATRIOT |
| 11/15/1999 | Inspected | 267 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/18/1999 | Measured | 263 | PATRIOT |
| 7/30/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10140 | | Sq. Ft. | Site | | 0 | 70. | 0.71 | 4 | | | | | | | | | 506,939 | | | | | | 506,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.23278 | Total SF/SM: | 10140 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 506,939 | Spl Credit | | Total: | 506,900 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 7 - Brick | 15 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## COMMENTS

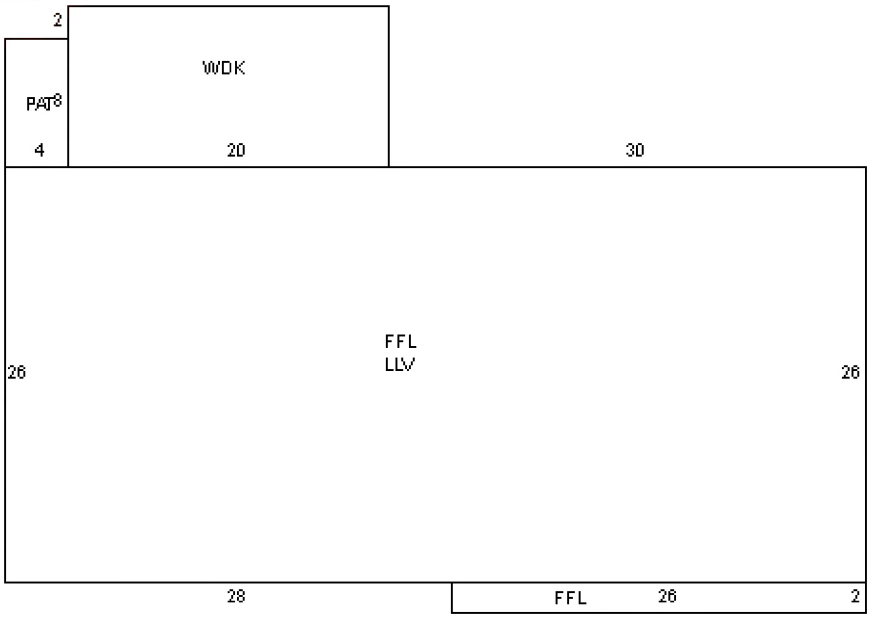
## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1962 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00739932 |
| Adj $ / SQ: | 129.199 |
| Other Features: | 97000 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 465192 |
| Depreciation: | 144210 |
| Depreciated Total: | 320983 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 156.33 |
| Special Features: | 0 | Val/Su Net: | 103.82 |
| Final Total: | 321000 | Val/Su SzAd | 220.47 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,456 | 129.200 | 188,114 |
| LLV | Lower Level | 1,404 | 69.040 | 96,933 |
| WDK | Deck | 200 | 11.080 | 2,216 |
| PAT | Patio | 32 | 6.040 | 193 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,092 | | | Total: | 287,456 |
| Size Ad | 1456 | Gross Are | 3092 | FinArea | 1807 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 25 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 097.0-0006-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |